

**Eagle Ridge HOA
Quarterly Board Meeting Minutes
Thursday, June 14, 2018
3:00 PM St. John's Lutheran Church**

- 1. Roll Call – The meeting was called to order at 3:00 PM.**
- 2. Proof of Meeting – The document sent via email and mail to homeowners was presented and accepted by the Board.**
- 3. Financial Update through 5/31/2018 – WEB Properties, Inc.**
 - a. Income – Income for the year is \$1,231.59 below expectations.**
 - b. Expenses – Expenses are \$14,083.33 below expectations. Mostly this is due to fluctuations in the timing of expenses.**
 - c. Account Balances-**
 - i. Operating Account - \$68,722.63**
 - ii. Reserve Account - \$244,827.17**
 - iii. Total - \$313,549.80**
- 4. Development update – Lori Henriksen for Newland**
- 5. Reports from Transition Committees**
 - a. Communications & Intranet: Lee Poquette spoke and reminded owners that the website www.eagleridgelife.com has lots of good information on it.**
 - b. Community Events: Barbara Vargas spoke. Meetings are scheduled going forward. They are working on defining areas of responsibility, and they would like input into what kinds of events are wanted by homeowners.**
 - c. Landscape: Lynn Pachelli gave a report, see exhibits package for her report. Several questions were asked about trees, Al French let homeowners know he could be contacted if there are any questions on tree encroachment.**
 - d. ARC Review: Al French gave his report, see exhibits package for his report.**
- 6. Old Business**
 - a. Transition timeline: Overview**
 - i. Prep for Board Member Election – Submissions for the Board election are due by October 1. The election will be in December. Late submissions will not be turned away, but there may not be time to distribute information before the election.**
 - ii. October Annual Meeting will give homeowners a chance to meet the Candidates.**
 - iii. January 2019 - New Board will take over.**
 - b. Tree Replacement Project – The first truckloads of trees were delivered on June 6th, fourteen trees were installed on June 7th, and the project is expected to wrap up in mid-June. Homeowners who live along the happy trail would like the tree debris removed that was cut down earlier in the month. WEB**

- Properties explained that this had been brought up in the landscaping meetings, and that a scope of work was being drafted to take to bid.
- c. **Splash Pad Repairs** – Eric & Lori met onsite with Bill Bell and discussed with him plans for water remediation and landscaping. His updated drawings are attached and provided in the exhibits. We have not been provided a price for the work, and have reached out to Bill for clarification.
 - d. **Basketball Hoop Enforcement** – At the last meeting, the Board asked WEB Properties to research previous communications about and to homeowners regarding basketball hoops that have been allowed to face the street. We have four cases where homeowners believe they have been told in the past they can keep their hoops in the street. The homeowners at 6306 S Woodland Ct. brought their concerns to the Board in September of 2016, and the minutes from the December 8, 2016 meeting record that “the Board agreed that the homeowners hoop at 6306 S Woodland Ct qualifies as a temporary structure, and will be allowed to stay up as it is at the end of a cul de sac.” There is an additional basketball hoop that was approved by the Board some years ago at Latah Hills court, and one along Meadow. Neither of these cases has documentation, but we have not infringed either homeowner after making initial contact with them based on word of mouth at WEB or with previous Boards. The Board discussed the situation and voted unanimously to reach out to homeowners who have their basketball hoops facing or in the street, and advise them that they must relocate their hoops. In cases where homeowners have spent money, the HOA will reimburse them. Mike Cressey volunteered to draft the letter. Letters were sent 6/15/18.
 - e. **Asphalt Crack Seal & Seal Coat Update** – We are preparing the asphalt trails by spraying round up in the cracks to kill the weeds in June. The project will commence in the summer when the weather is less rainy, and the heat will dry the crack seal and seal coat more effectively, especially in the shady areas of the trails. Once a schedule is set – Emails will be sent to residents notifying them of trail closure locations and dates.
 - f. **Movie Screen Repair**- As of this writing, the movie screen and components have been replaced and tested, and is ready to go for the season.
 - g. **Audit** – The Board approved a new company to process the audit this year. The audit is underway, and we hope to have it completed in June or July.
 - h. **Reserve Study Timing Recommendation** – We have reached out to the engineer who has completed the last two reserve studies for the HOA. He has provided a bid for \$1,500.00 to do a level II reserve study update. If the Board approves, we can proceed with the new reserve study. The Board approved the bid from Criterium Engineers.
 - i. **Portal Update** – Currently 723 homeowners have paid and are signed up with the portal. An additional 190 homeowners have email addresses in the system, and could potentially sign up to use the system for their 3rd quarter 2018 dues payment. This would constitute 86% of the homeowners in the HOA. There are currently 26 homes on our “No Portal, Special Handling” list.

7. New Business

- a. Fence Painting – We have secured three bids for fence painting for the year. The low bidder is Amera-Finn Coatings at \$5,984.00. Preble Painting came in \$304.64 more than they did at \$6,288.64. We recommend approving the Preble painting bid as they are familiar with the process and have done a great job in the past. The Board unanimously approved Preble Painting as the vendor for fence painting this year.**

8. Open Forum

- a. As part of the due diligence required of the Board, several management companies were engaged in a competitive bidding process because the contract with WEB Properties expires at the end of September. Through this process, the Board felt that Rockwood Property Management was the best choice to manage the HOA. WEB Properties will work with them to ensure a smooth transition. All relevant information and instructions will be distributed to residents prior to the property management transition.**
- b. Currently, there are 11 liens on homeowners whose delinquencies total \$30,082.32. Of these, two have made payment arrangements. The Board authorized WEB Properties to prepare property profile reports in to evaluate the feasibility of legal action for the following three properties; 6612 Baymont, 7214 Shelby, and 5805 Windstar.**

9. Adjournment at 5:15 PM